

FILED

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CITY CLERK

The Residences at *Deming*



Residents in need in Terre Haute



- ⌘ Aging Population
- ⌘ Professional Workforce Housing
- ⌘ Baby Boomers
- ⌘ 1 Parent Households
- ⌘ Echo Boomers

Community Overview



- œ 130 residential units
- œ Consisting of 1, 2, 3 bedroom style units
- œ Each unit includes a 1 or 2 car garage

Clubhouse Amenities



- œ On-site Management Office
- œ Fitness Center
- œ Internet Café
- œ Pool





SINGLE STORY

The Residences at *Deming*



HOLDER DESIGN
ARCHITECTURE • GRAPHICS • CONSULTING

Economic Impact



œ Total Economic Impact: \$21,519,181

-The combined direct and indirect contribution of apartment construction, operations, and resident spending to the state economy.

œ Total Jobs Supported: 192

-The combined direct and indirect jobs supported by apartment construction, operations, and resident spending to the state economy.

Total tax and utility revenue to the City over 10 years would be approximately \$2,000,000.

Post Recession Housing has changed

œ 67.9% of housing in the Terre Haute was built before 1969

œ 46% of the housing in Terre Haute is leased.

Apartment Guide published July 2013

Advantages to renting versus owning a home

❧ **National Association of Realtors state
5-6 million families will become new
renting households by 2023**

❧ **Flexibility**

❧ **Reduce Responsibility for Maintenance**

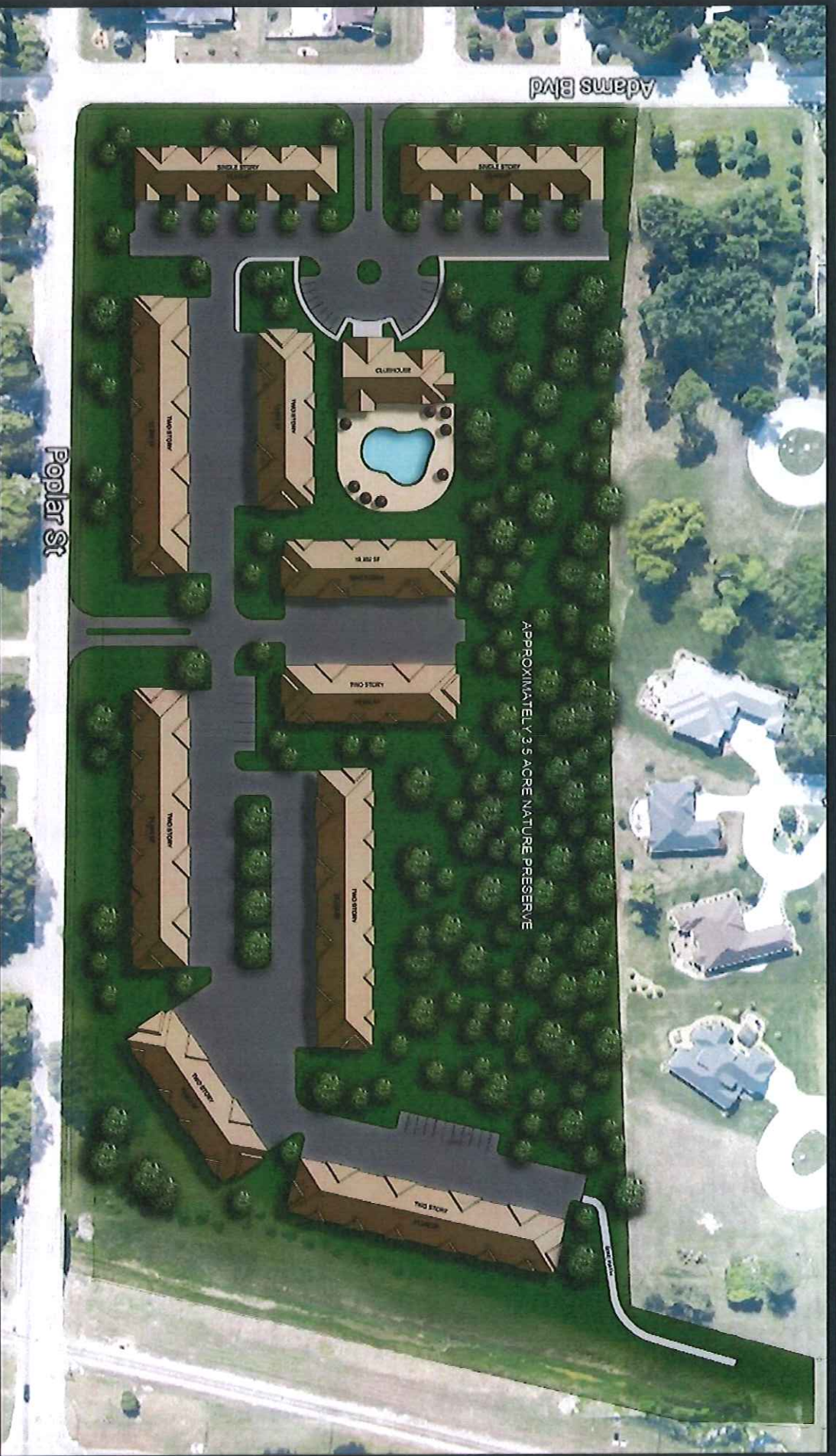
❧ **Location/Neighborhood**

❧ **Amenities Available**

Realty Today survey of why people choose to rent



- ❧ Too much debt to buy a home
- ❧ Not enough income to support a mortgage
- ❧ Banking regulations have changed
- ❧ Want a simpler lifestyle and want to avoid the responsibility of homeownership
- ❧ Don't like the idea of being restricted to an area



Property Site Plan - Option B (4.6.16)

The Residences at *Lemning*

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Larry Strange



MP2 Planning



53% Residential
Single Family

47% Commercial,
Retail, Condo, Apts,
Vacant Ground

27 Single Family
Houses With No
Homestead Exemption

LIST OF BUSINESSES

- 3- Banks
- 1- Church
- 2- Condominium Developments
- 1- Apartment Development
- 2- Insurance Offices
- 1- Orthodontist Office
- 1- General Contractor
- 1- Dentist Office
- 1- Grocery Store with Fueling Station
- 1- Law Office
- 1- Nursing Home
- 1- Chiropractor office
- 1- Meadows Shopping Center



Tom Slater



Life Director

Indiana Builders Association



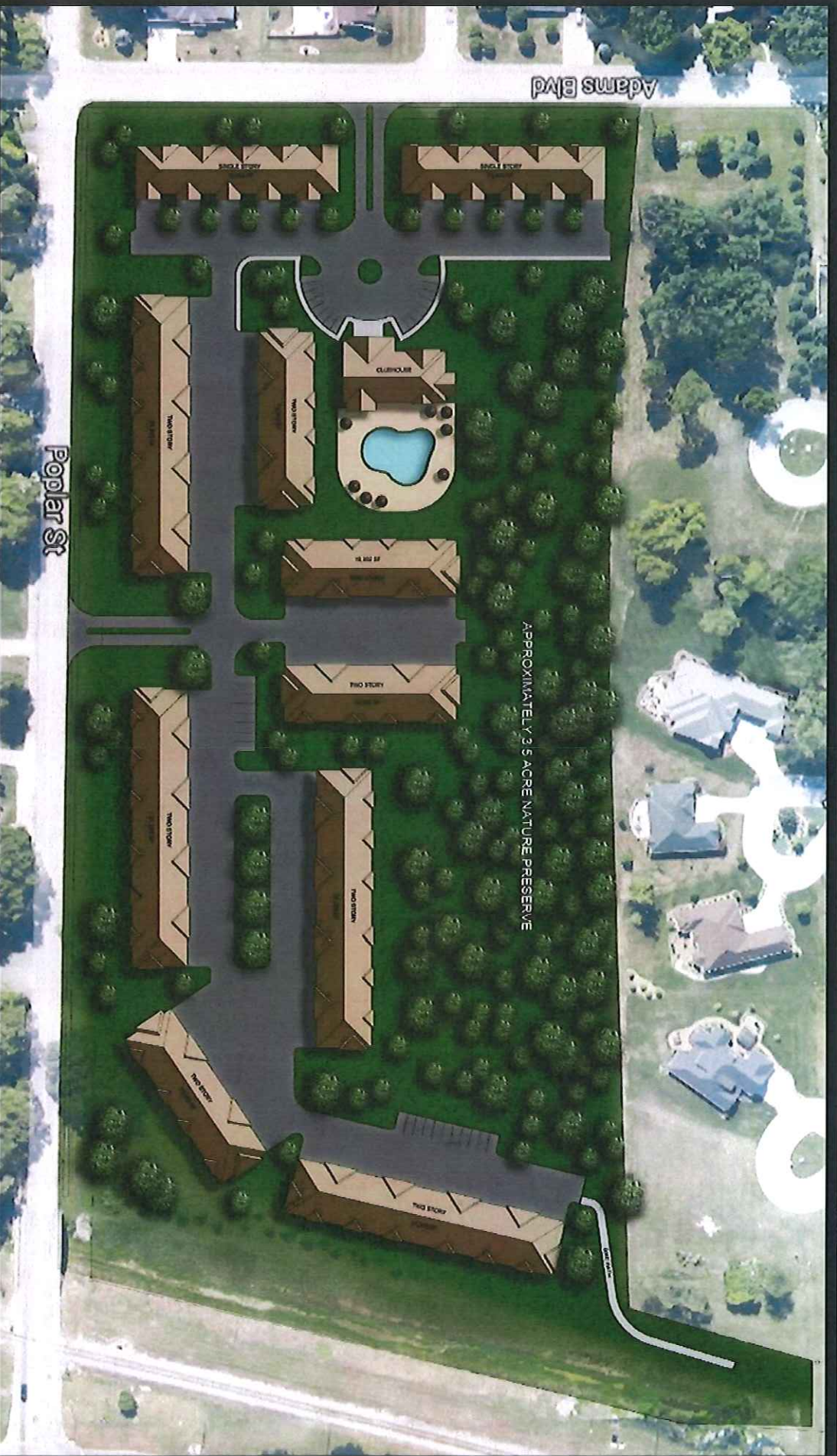
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